

Three (3) copies of project drawings drawn to scale with sufficient clarity and detail to indicate the nature and character of the work. All construction requires "CODE SUMMARY SHEET", Appendix "B". When applicable, the following examples of new or remodel construction plan details are required:

1. Site plan with details showing:

- _____ a. Distance to property lines and to other buildings on the same property.
- _____ b. Planting location, size and species of plants.
- _____ c. Parking with accessible spaces, ramps, signs.
- _____ d. Driveway entrances, site utilities.
- _____ e. Street address for all proposed buildings in titleblock on all sheets of plans.

2. Footing, foundation and slab plans.

- _____ a. Footing depth below grade; slab thickness, foundation details.
- _____ b. Reinforcing steel location, size and number.
- _____ c. Designed strength of concrete.

3. Architectural floor plans of each floor.

- _____ a. Indicate all fire rated walls and the rating of each (include legend).
- _____ b. Show corridors, exits and the proposed use of each room or space.
- _____ c. Square footage and occupancy type for each space.
- _____ d. Show all restrooms with fixtures and dimensions.
- _____ e. Insulation and R values for walls, roofs and floors.

4. Roof plans.

5. Structural plans with details of:

- _____ a. Live, dead, wind, and all other design loads.
- _____ b. Size species of all members , girder and joist spans.

6. Elevations of structure with floor heights.

7. Wall sections with all materials indicated.

8. If this is a "SHELL" building, proposed Electrical, HVAC, and Plumbing ROUGH-IN work must be shown on the plans. Tenant demising walls shall not be constructed under a "SHELL ONLY" permit.

9. All new building construction shall comply with the height and area requirements of the North Carolina State Building Code. Specific attention is called to Table 500.

10. If appropriate, submit complete data on materials being stored, processed or manufactured in this facility, such as the name and quantity in cubic feet, etc.

11. Indicate partitions - existing, new, and partitions to be removed.

12. Provide complete structural plans for canopies over exterior exit stairs and gas pumps.

13. Masonry construction, provide the following:

_____ a. Lintel schedules, brick ties and weep holes, and control joints.

15. Pre-Engineered metal buildings Submit the manufacturer's letter of Engineering Certification, sealed Foundation Plan and Architectural plans.

_____ a. The letter of Engineering Certification from the Manufacturer shall state the live, dead, wind, etc. design loads. Foundation plans shall be designed by an Architect or Engineer and show size and reinforcing of footings or turn-down-slab

NOTE: IF FIRE RATED ASSEMBLIES ARE REQUIRED WITHIN THE STRUCTURE, THE MECHANICAL, ELECTRICAL, OR PLUMBING PENETRATIONS INTO THESE ASSEMBLIES WITH DUCT WORK, CONDUIT, WIRING, OR PIPING MUST BE DETAILED FOR EACH TYPE OF PENETRATION.

16. PLUMBING plans to include:

- _____ a. Fixture/equipment types and location, supply and waste/vent riser diagrams complete for each building type incorporation all units on all floor levels.
- _____ b. Backflow requirements
- _____ c. If fire rated assemblies are required within the structure, the penetration into these assemblies with piping must be detailed for each type of penetration. The detail must be exactly as tested by an approved testing laboratory or agency.
- _____ d. Sprinkler system layout - where applicable.

17. MECHANICAL plans to include:

- _____ a. Reference fire rated walls/ceilings.
- _____ b. Fire dampers, smoke dampers, fire doors shall be properly identified .
- _____ c. Grease Hoods.
 - 1. Size, location, make-up air.
- _____ d. Furnace, boilers, and other appliances.
 - 1. Size and location, combustion air.
- _____ e. Size and details of gas lines.
- _____ f. Provide detail drawings of all venting required.
- _____ g. Controls for fan shut down shall be shown on the plans or drawings.
- _____ h. Size of all runs and equipment locations.

18. ELECTRICAL plans to include:

- _____ a. Load calculations for all panels and service, panel schedules and locations.
- _____ b. One line riser diagram showing service and feeder wire sizes and conduit sizes.
- _____ c. If a new service is required, provide fault current from CP&L - (AIC Rating).
- _____ d. Reflected ceiling plans and receptacle location plans.
- _____ e. Life Safety requirements such as:
 - special power requirements
 - exit sign placement
 - emergency illumination
 - fire alarm system, smoke alarm system

19. Renovation/Additions/Fit Ups. If the work involves only a portion of a building, the plans must show the entire floor with detail as to the location of the particular space. Indicate the following:

- _____ a. Wall Section details.
- _____ b. .If the building has more than one tenant, indicate both the use and occupant/hourly rating next to each space/room.
- _____ c. Specify the type of building construction.
 - _____ 1. A modified Code Summary shall be submitted.
- _____ d. Show location of exit signs.
- _____ e. Indicate bathroom fixture locations.

Drawings and specifications shall contain information, in the form of notes or otherwise, as to the technical properties of the materials, where such properties are essential to show compliance with the technical codes. Drawings shall indicate what the required fire resistive systems are and how each will be constructed. Plans are required to be dated and signed by the designer. Professional seals must appear on each sheet when applicable.

NOTE: Plans should be complete when submitted for permit/review. incomplete plans will be rejected without review.

Plan review personnel will guide you in complying with the various Building Codes but will not provide design solutions. Preliminary schematic review is encouraged. Call for an appointment.

Copies of all Construction Codes are available from the North Carolina Department of Insurance by calling (919) 733-3901. City of Asheville Unified Development Ordinance are available from the Planning Department at 259-5850.

SPECIAL REQUIREMENTS - RESTAURANTS & KITCHEN:

- 1. Seating capacity _____. Include layout.
- 2. Location & size of grease trap.
- 3. Show all floor drains, vent & waste riser diagrams.
- 4. Electrical power plan for equipment.